

**STAFF REVIEW AGENDA**

**11/15/2007**  
**FINAL**

*Zoning*

1      PDC07-089                      Work Code: Privately Initiated                      MANAGER: Martina Davis  
APN: **27719012**                      TECH: Roland White                      ENGINEER: Vivian Tom  
Historic: No                      Impervious Surface: Yes                      Owner: Basheer Salameh  
RDA area: No                      Planned Community: No  
District: 6      Zone: R-M                      GP: MHDR (12-25)                      Near a Waterway (<300ft): No  
Address: 1480 DOUGLAS ST                      SNI area: Burbank/Del Monte                      Historic Dist: NO  
Gross acres: 0.43      Previous files: **SUNOL 80      C07-066      PRE07-257      PRE07-206**  
south side of Douglas Street approximately 200 feet easterly of S. Willard Avenue  
Planned Development Rezoning from R-M to A(PD) to allow up to 6 attached single-family residences on a 0.43 gross acre site

2      PDC07-090                      Work Code: Privately Initiated                      MANAGER: Edward Schreiner  
APN: **47204125**                      TECH: Helen Maddox                      ENGINEER: Norman Mascarinas  
Historic: No                      Impervious Surface: Yes                      Owner: NGUY HUNG AND MAI DANG TRUSTEE  
RDA area: SNI                      Planned Community: No  
District: 3      Zone: CP                      GP: NCC                      Near a Waterway (<300ft): No  
Address: 1178 WILLIAM CT                      SNI area: Five Wounds/Brookwood Terra                      Historic Dist: NO  
Gross acres: 1.37      Previous files: **CP07-022      PRE06-288**  
southeast corner of McLaughlin Avenue and William Court  
(FILE CONVERTED FROM CP07-022) Planned Development Rezoning from CP Commercial Pedestrian Zoning District to A(PD) Planned Development Zoning District to allow up to 32 single-family attached units over a 16,385 square-foot retail commercial area and a podium garage on a 1.37 gross acre site

*Site Development*

3      H07-041                      Work Code: None                      MANAGER: Edward Schreiner  
APN: **48121082**                      TECH: Helen Maddox                      ENGINEER: Maria Angeles  
Historic: No                      Impervious Surface: Yes                      Owner: LAU PHILIP ET AL  
RDA area: SNI                      Planned Community: No  
District: 5      Zone: CP                      GP: GC                      Near a Waterway (<300ft): No  
Address: 2230 ALUM ROCK AV                      SNI area: Mayfair                      Historic Dist: NO  
Gross acres: 0.4      Previous files: **PRE07-165      C05-103**  
southwest corner of Alum Rock Avenue and Scharff Avenue  
Site Development Permit to construct a 5,965 square foot building for retail commercial uses on a 0.4 gross acre site

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*Site Development*

- 4      H07-042                      Work Code: None                      MANAGER: Licinia McMorrow  
 APN: **01505139**                      TECH:      Derek Ng                      ENGINEER: N/A  
 Historic: No                      Impervious Surface: No                      Owner:  
 RDA area:No                      Planned Community: *Alviso*  
 District: 4      Zone: R-M                      GP:      MDR (8-16)                      Near a Waterway (<300ft):No  
 Address: 0 GRAND BL                      SNI area: No                      Historic Dist: NO  
 Gross acres: 0.14      Previous files: **PRE07-274      PRE05-217**  
 north side of Grand Blvd, approximately 380 ft. west of Essex Ave  
 Site Development permit to allow construction of 2 single-attached residential units on a 0.14 gross acre site.
- 5      H07-043                      Work Code: None                      MANAGER: Avril Baty  
 APN: **43414072**                      TECH:      Avril Baty                      ENGINEER: N/A  
 Historic: No                      Impervious Surface: No                      Owner: CONSOLI DAVID  
 RDA area:No                      Planned Community: *N/A*  
 District: 6      Zone: R-M                      GP:      MLDR (8.0)                      Near a Waterway (<300ft):Yes  
 Address: 411 BELMONT AV                      SNI area: No                      Historic Dist: NO  
 Gross acres: 0.33      Previous files: **PRE07-168**  
 Northeast corner of Belmont Ave and Belmont Way  
 Site Development Permit to allow the demolition of a single-family detached residence and the construction of a residential duplex on a 0.33 gross acre site
- 6      H07-044                      Work Code: None                      MANAGER: Christopher Burton  
 APN: **23002025**                      TECH:      Helen Maddox                      ENGINEER: Ryan Do  
 Historic: No                      Impervious Surface: No                      Owner: SAN JOSE CITY OF  
 RDA area:No                      Planned Community: *No*  
 District: 3      Zone: HI                      GP:      PQP                      Near a Waterway (<300ft):No  
 Address: 2151 AIRPORT BL                      SNI area: No                      Historic Dist: NO  
 Gross acres: 0.8      Previous files:  
 near the northeast corner of Airport, against Highway 101 and Guadalupe River  
 Site Development Permit to construct a jet fuel truck loading facility and remove 18 Redwood trees at San Jose International Airport.
- 7      HA81-302-01                      Work Code: Commercial Lot                      MANAGER: Ron Eddow  
 APN: **23714084**                      TECH:      Jeff Roche                      ENGINEER:  
 Historic: No                      Impervious Surface:                      Owner: PWS LLC  
 RDA area: Rincon de los Esteros                      Planned Community: *No*  
 District: 4      Zone: IP                      GP:      HI                      Near a Waterway (<300ft):Yes  
 Address: 1587 SCHALLENBERGER RD                      SNI area: No                      Historic Dist: NO  
 Gross acres: 1.06      Previous files:  
 1587 Schallenberger Road  
 Live Tree Removal Permit to allow the removal of one Western Ash tree, approximately 75-inches in circumference from an existing commercial lot.

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***Special Use Permit***

- 8      SP07-072                      Work Code: None                      MANAGER: Edward Schreiner  
APN: **27441075**                      TECH:      Derek Ng                      ENGINEER: Ryan Do  
Historic: No                      Impervious Surface: No                      Owner: SANTA CLARA CO RECREATION FOR THE  
RDA area:NO                      Planned Community: No  
District: 6      Zone: R-M                      GP:      MHDR (12-25)                      Near a Waterway (<300ft):No  
Address: 101 N BASCOM AV                      SNI area: Burbank/Del Monte                      Historic Dist: NO  
Gross acres: 1.15      Previous files:  
west side of N. Bascom Ave, approximately 150 ft. north of Bailey Ave  
Special Use Permit to expand the legal non-conforming use to allow a 960 sq. ft. addition modular classroom unit on a 1.5 gross acre site.
- 9      SP07-073                      Work Code: None                      MANAGER: Ella Samonsky  
APN: **46748039**                      TECH:      Helen Maddox                      ENGINEER: Ryan Do  
Historic: Yes                      Impervious Surface: No                      Owner: LU TAN SUNG AND DU ANH KIM  
RDA area:SNI                      Planned Community: No  
District: 3      Zone: CG                      GP:      HDR (25-50)                      Near a Waterway (<300ft):No  
Address: 480 S 6TH ST                      SNI area: University                      Historic Dist: NO  
Gross acres: 0.14      Previous files:                      **PRE06-102**  
east side of South 6th Street, approximately 150 feet northerly of East William Street  
Special Use Permit to demolish rear portion of an existing legal non-conforming multi-family residential building and to allow landscaping improvement on a 0.14 gross acre site
- 10      SP07-074                      Work Code: None                      MANAGER: Christopher Burton  
APN: **45504034**                      TECH:      Helen Maddox                      ENGINEER: N/A  
Historic: No                      Impervious Surface: No                      Owner: GOLDEN LAND DEVEL INC  
RDA area:Monterey Corridor                      Planned Community: No  
District: 7      Zone: IP                      GP:      HI                      Near a Waterway (<300ft):No  
Address: 1919 MONTEREY RD                      SNI area: No                      Historic Dist: NO  
Gross acres: 1.09      Previous files: **CP07-087      PRE07-143      SP06-091**  
south side of Stauffer Boulevard, approximately 750 feet westerly of Monterey Road  
Special Use Permit to allow medium manufacturing use for an existing warehouse on a 1.09 gross acre site

***Tentative Map***

- 11      AT07-090                      Work Code:                      MANAGER: Avril Baty  
APN: **57502020**                      TECH:      Warren Winkler                      ENGINEER: N/A  
Historic: No                      Impervious Surface:                      Owner: April Campbell  
RDA area:No                      Planned Community: No  
District: 10      Zone: A(PD)                      GP:      ER (1.0)                      Near a Waterway (<300ft):Yes  
Address: 6458 GUADALUPE MINES RD                      SNI area: No                      Historic Dist: NO  
Gross acres: 2.283      Previous files:  
Southeast side of Guadalupe Mines Rd 1160 ft southwesterly of Via Lugano  
Lot Line Adjustment to legalize the encroachment of an existing deck from one lot to another, with compensating land transfer to maintain a minimum 1-acre lot size on the encroached lot

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*Tentative Map*

- 12      AT07-091                      Work Code:                                      MANAGER: Avril Baty  
          APN: **29931043**                      TECH:      Michele Campos                      ENGINEER: N/A  
          Historic: No                      Impervious Surface:                      Owner: PEARMAN ROBERT N AND CYNTHIA L  
          RDA area:No                                      Planned Community: No  
          District: 1      Zone: R-1-8                      GP:      MLDR (8.0)                      Near a Waterway (<300ft):No  
          Address: 811 HAMANN DR                      SNI area: Blackford                      Historic Dist: NO  
          Gross acres: .009      Previous files:  
  
          western side of the southern terminus of Hamann Drive  
          Lot Line Adjustment to reconfigure two parcels for residential uses on a 0.46 gross acre site

*Tree Removal*

- 13      TR07-336                      Work Code: SF Lot - on private lot                      MANAGER: Rebekah Ross  
          APN: **43909080**                      TECH:      Bill Roth                                      ENGINEER:  
          Historic: No                      Impervious Surface:                      Owner: DIXSON DANIEL B AND MARIANNE H  
          RDA area:No                                      Planned Community: No  
          District: 6      Zone: R-2                                      GP:      MDR (8-12)                      Near a Waterway (<300ft):No  
          Address: 1963 LINCOLN AV                      SNI area: No                                      Historic Dist: NO  
          Gross acres: 0.1633      Previous files:  
  
          1963 LINCOLN AV  
          Tree Removal Permit for one dead Avocado tree (measuring 114 inches in circumference) located in the front right side yard of a Single Family Detached Residence on a .1633 acre lot in the R-2 Residential Zoning District.
- 14      TR07-337                      Work Code: SF Lot - on private lot                      MANAGER: Rachel Roberts  
          APN: **68512002**                      TECH:      Sylvia Do                                      ENGINEER:  
          Historic: No                      Impervious Surface:                      Owner: ROSAS J M AND MARTINA I  
          RDA area:No                                      Planned Community: No  
          District: 2      Zone: R-1-8(PD)                      GP:      MLDR (8.0)                      Near a Waterway (<300ft):No  
          Address: 124 RUE BOULOGNE                      SNI area: No                                      Historic Dist: NO  
          Gross acres: 0.15      Previous files:  
  
          124 Rue Boulogne  
          "Live" tree removal permit for one evergreen tree measured 80 inches in circumference removed without permits. Code case #200736189.

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*Tree Removal*

- 15 TR07-338 Work Code: SF Lot - on private lot MANAGER: Christopher Burton  
APN: **24130113** TECH: Meera Nagaraj ENGINEER:  
Historic: No Impervious Surface: Owner: II KAZUKO TRUSTEE  
RDA area:No Planned Community: Berryessa  
District: 4 Zone: A(PD) GP: MDR (8-12) Near a Waterway (<300ft):No  
Address: 1535 LUNDY AV SNI area: No Historic Dist: NO  
Gross acres: 0.87 Previous files:  
1535 LUNDY AV  
To remove one (1) 94" Pine tree on a single family detached residential lot
- 16 TR07-339 Work Code: SF Lot - on private lot MANAGER: Edward Schreiner  
APN: **09223040** TECH: Ben Corrales ENGINEER:  
Historic: No Impervious Surface: Owner: YU CHANG QIN AND WANG GUO MING  
RDA area:No Planned Community: No  
District: 4 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft):No  
Address: 3229 DESERTWOOD LN SNI area: No Historic Dist: NO  
Gross acres: 0.14 Previous files:  
north side of Deserwood Lane, approximately 300 feet west of Limewood Drive  
Tree removal application for two live trees, one (1) American Elm tree of approximately 95 inches in circumference, and one (1) Pine tree of approximately 69 inches in circumference, for a 0.14 gross-acre site property located in the R-1-8 Zoning District.
- 17 TR07-340 Work Code: SF Lot - on private lot MANAGER: Christopher Burton  
APN: **40345018** TECH: Bill Roth ENGINEER:  
Historic: No Impervious Surface: Owner: CHEN MIN-HSING P ET AL  
RDA area:No Planned Community: No  
District: 1 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft):No  
Address: 2843 GAZELLE DR SNI area: No Historic Dist: NO  
Gross acres: 0.14 Previous files:  
2843 Gazelle Drive  
Tree Removal Permit for one live Tree of Heaven, 88 inches in circumference, located in the side yard of a Single Family Detached Residence
- 18 TR07-341 Work Code: SF Lot - on private lot MANAGER: Martina Davis  
APN: **43918055** TECH: Bill Roth ENGINEER:  
Historic: No Impervious Surface: Owner: MULLER THOMAS M  
RDA area:No Planned Community: No  
District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft):No  
Address: 2122 HARMIL WY SNI area: No Historic Dist: NO  
Gross acres: 0.16 Previous files:  
2122 Harmil Way  
Tree Removal Permit for one live Ash tree, measuring 120 inches in circumference, located in the rear yard of a Single Family Residence in the R-1-8 Residential Zoning District.

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*Tree Removal*

19 TR07-342 Work Code: SF Lot - on private lot MANAGER: Suparna Saha  
APN: 44219064 TECH: John Kim ENGINEER:  
Historic: No Impervious Surface: Owner:  
RDA area: No Planned Community: No  
District: 9 Zone: R-1-8 GP: LDR (5.0) Near a Waterway (<300ft):No  
Address: 2418 NEW JERSEY AV SNI area: No Historic Dist: NO  
Gross acres: 0.15 Previous files: SP06-044 T06-042 PD05-083 PDC05-093 PRE05  
2418 NEW JERSEY AV

Dead Tree Removal Permit for the removal of one dead Monterey Pine tree, 139.5 inches in circumference, from the front yard of a single family residence located in the R-1-8 Zoning District.

*Conditional Use*

20 CP07-087 Work Code: CP Generic MANAGER: Christopher Burton  
APN: 45504034 TECH: Helen Maddox ENGINEER: N/A  
Historic: No Impervious Surface: No Owner: GOLDEN LAND DEVEL INC  
RDA area: Monterey Corridor Planned Community: No  
District: 7 Zone: IP GP: HI Near a Waterway (<300ft):No  
Address: 1919 MONTEREY RD SNI area: No Historic Dist: NO  
Gross acres: 2 Previous files: SP07-074 PRE07-143 SP06-091

south side of Stauffer Boulevard, approximately 750 feet westerly of Monterey Road  
Conditional Use Permit to allow wine tasting and off-sale of alcoholic beverages at the front portion of an existing warehouse on a 1.09 gross acre site

*Sidewalk Cafe*

21 SC07-014 Work Code: Non CP MANAGER: Ella Samonsky  
APN: 46745098 TECH: Helen Maddox ENGINEER: N/A  
Historic: No Impervious Surface: Owner: CITY OF SAN JOSE REDV AGCY  
RDA area: San Antonio Plaza Planned Community: No  
District: 3 Zone: CG(PD) GP: CORE Near a Waterway (<300ft):No  
Address: 125 PASEO DE SAN ANTONIO SNI area: University Historic Dist: NO  
Gross acres: 0.1 Previous files: AD07-1047

125 Paseo de San Antonio  
Sidewalk Cafe Permit to allow outdoor seating for the consumption of food in the public right-of-way for TOGO'S.

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***Reasonable Accommodation***

22 RA07-007 Work Code: Other MANAGER: Suparna Saha  
APN: **46445054** TECH: Helen Maddox ENGINEER: N/A  
Historic: No Impervious Surface: Owner: SIDHU SANDEEP S AND KAUR GURPREET  
RDA area: No Planned Community: No  
District: 10 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No  
Address: 622 LYONBURRY PL SNI area: No Historic Dist: NO  
Gross acres: 0.15 Previous files:

622 Lyonburry Place

Request for Reasonable Accommodation to allow residential service facility for eight adult residents and one staff at an existing four-room single-family detached residence on a 0.14 gross acre site

***Single Family development***

23 SF07-059 Work Code: Other MANAGER: Jeff Roche  
APN: **26431108** TECH: Maggie Suson-Nale ENGINEER:  
Historic: Yes Impervious Surface: No Owner: CREMA ALFIO V AND GERALDINE I TRUSTI  
RDA area: Guadalupe Auzerais Planned Community: No  
District: 3 Zone: DC GP: PQP Near a Waterway (<300ft):  
Address: 533 LOCUST ST SNI area: No Historic Dist: NO  
Gross acres: 0 Previous files:

west side of Locust Street approximately 250 feet south of Balbach Street

Single Family House Permit to allow the installation of a new condensing unit, and replacement of windows and doors of a dwelling unit identified as a historic resource (Identified Structure) for the purpose of mitigating noise impacts associated with the San Jose Norman Y. Mineta Airport.

24 SF07-060 Work Code: Other MANAGER: Leslev Xavier  
APN: **26432040** TECH: Maggie Suson-Nale ENGINEER:  
Historic: Yes Impervious Surface: No Owner: GARCIA MARIA CRISTINA A  
RDA area: Planned Community: No  
District: 3 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft):  
Address: 64 PIERCE AV SNI area: Market/Almaden Historic Dist: NO  
Gross acres: 0 Previous files:

Permit Adjustment for installation of two condensing units, a new electrical meter enclosure, and enlargement of existing windows on right side elevation to meet current egress code requirements. (Acoustical Treatment Program for the San Jose International Airport.)

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*Single Family development*

25 SF07-061 Work Code: Other MANAGER: Sylvia Do  
 APN: **26432035** TECH: Maggie Suson-Nale ENGINEER:  
 Historic: Yes Impervious Surface: No Owner: MEYER S B AND PAPPONE DANIEL C  
 RDA area: SNI Planned Community: No  
 District: 3 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft):  
 Address: 90 PIERCE AV SNI area: Market/Almaden Historic Dist:  
 Gross acres: 0 Previous files:

Permit Adjustment for installation of two condensing units, a new electrical meter enclosure, and enlargement of existing windows on right side elevation to meet current egress code requirements. (Acoustical Treatment Program for the San Jose International Airport.)

26 SF07-062 Work Code: Other MANAGER: Ben Corrales  
 APN: **26430054** TECH: Maggie Suson-Nale ENGINEER:  
 Historic: Yes Impervious Surface: No Owner: MARTINEZ STANLEY C  
 RDA area: SNI Planned Community: No  
 District: 3 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft):  
 Address: 135 PIERCE AV SNI area: Market/Almaden Historic Dist:  
 Gross acres: 0 Previous files:

Permit Adjustment for installation of two condensing units, a new electrical meter enclosure, and enlargement of existing windows on right side elevation to meet current egress code requirements. (Acoustical Treatment Program for the San Jose International Airport.)

*General Plan Amendments*

27 GP07-T-07 Work Code: Other MANAGER: Rachel Roberts  
 APN: TECH: Derek Ng ENGINEER: Ryan Do  
 Historic: CITYW Impervious Surface: Owner: CITY OF SAN JOSE City Attorney  
 RDA area: CITYWIDE Planned Community: CITYWIDE  
 District: CITY Zone: Citywide GP: CITYWIDE Near a Waterway (<300ft): No  
 Address: CITYWIDE SNI area: CITYWIDE Historic Dist:  
 Gross acres: 0 Previous files:

Citywide

A proposed Draft text amendment to the San Jose 2020 General Plan (Chapter IV: Goals and Policies, Community Development, Urban Design Policies, page 75) intended to allow solar panels and other structures, where height is an intrinsic part of the structure's function, to exceed the maximum allowab



**STAFF REVIEW AGENDA**

10/28/2007 to 11/3/2007

**Tract Maps**

1                                      Sub Code: Condo Map (1 Lot)                                      PW Engineer: Vivian Tom  
    APN: **56925023**                                      Work Proposed: Residential                                      PL Manager: Martina Davis  
    District: 9                                      Gross acres: .5                                      Owner: Flor O'Sullivan  
    Address: 4977 DENT AV  
    Previous files: **PT07-027      PDC07-024      PD07-038      PRE06-286**  
    west side of Dent Avenue approximately 400 feet south of Branham Lane  
    20 Condos

**Parcel Maps**

2                                      Sub Code: Without Tentative Map                                      PW Engineer: Vivian Tom  
    APN: **29935014**                                      Work Proposed: Residential                                      PL Manager: Lee Butler  
    District: 1                                      Gross acres: .45                                      Owner: AMIRI AMIR  
    Address: 4005 WILLIAMS RD  
    Previous files: **PRE07-301**

ONE LOT INTO 2 LOTS FOR 2 SFD